



Entered on Docket
March 16, 2010

Hon. Bruce A. Markell
United States Bankruptcy Judge

WILDE & ASSOCIATES

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BAC Home Loans Servicing, L.P. fka Countrywide Home Loans Servicing, L.P.
09-77847

UNITED STATES BANKRUPTCY COURT

DISTRICT OF NEVADA

In Re:

Arturo Marin-Alvaraz and Erika Pena-Armas

Debtors.

BK-S-09-31164-BAM

Date: 3/2/2010

Time: 1:30 pm

Chapter 7

ORDER VACATING AUTOMATIC STAY

IT IS HEREBY ORDERED, ADJUDGED AND DECREED that the Automatic Stay in the above-entitled bankruptcy proceedings is immediately vacated and extinguished for all purposes as to Secured Creditor BAC Home Loans Servicing, L.P. fka Countrywide Home Loans Servicing, L.P., its

1 assignees and/or successors in interest, of the subject property, generally described as 3823 S. Maryland
2 Pkwy N-12, Las Vegas, NV 89119, and legally described as follows:

3 A CONDOMINIUM COMPOSED OF:

4 PARCEL 1:

5 Unit No. N-12, as shown upon the map entitled "FRENCH OAKS", a subdivision for
6 condominium purposes, on file in the Office of the County Recorder of Clark County, Nevada,
7 in book 31 of Plats, Page 2.

8 PARCEL 2:

9 An undivided interest in and to the common area as defined in that certain Declaration fo
10 Covenants, Conditions and Restrictions, recorded in the Office fo the County Recorder of Clark
11 County, Nevada on February 27, 1984, in Book 1881 of Official Records, as Document No.
12 1840594.

13 EXCEPTING THEREFROM the following:

14 All Living Units as shown upon the map hereinabove referred to and as defined in that certain
15 declaraion of Covenants, Conditions and Restrictions, recorded in the Office of the County
16 Recorder of Clark County, Nevada, on February 27, 1984, in Book 1881 of Official Records, as
17 Document No. 1840594.

18 AND FURTHER EXCEPTING THEREFROM:

19 The exclusive right to possession of all those "Restricted Common Areas and/or Exclusive Use
20 Area", as defined in the Declaration of Covenants, Conditions and Restrictions, hereinabove
21 referred to and as set forth on the subdivision map of "FRENCH OAKS", herein described.

22 PARCEL 3:

23 The exclusive right to possession of all those "Restricted Common Areas and/or Exclusive Use
24 Areas" as appurtenant to Parcels One (1) and Two (2), above described as delineated on the
25 aforementioned map and as defined in the Declaration of Covenants, Conditions and
26 Restrictions, hereinabove referred.

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2 IT IS FURTHER ORDERED, ADJUDGED and DECREED that the Secured Creditor shall
3 give Debtors at least five business days' notice of the time, place and date of sale.
4

5 DATED this _____ day of _____ 2009
6

7 Submitted by:
8

9 **WILDE & ASSOCIATES**
10

11 By: Gregory L. Wilde, Esq.
12

13 **Gregory L. Wilde, Esq.**
14 Attorney for Secured Creditor
15 208 South Jones Boulevard
16 Las Vegas, Nevada 89107
17

18 APPROVED / DISAPPROVED
19

20 By: _____
21 Eric Palacios
22 1904 S. Maryland Pkwy.
23 Las Vegas, NV 89104
24 Attorney for Debtor(s)
25

26 APPROVED / DISAPPROVED
27

28 By: _____
29 Brian D. Shapiro
30 411 E. Bonneville Ave. #300
31 Las Vegas, NV 89101
32 Chapter 7 Trustee
33

1 In accordance with Local Rule 9021, the undersigned counsel certifies as follows (check one):

2 _____ The court waived the requirements of LR 9021.

3 _____ No parties appeared or filed written objections, and there is no trustee appointed in the case.

4 _____ No parties appeared or filed written objections, and the trustee is the movant.

5 This is a chapter 7 or 13 case, and either with the motion, or at the hearing, I have delivered a
copy of this proposed order to all counsel who appeared at the hearing, and any trustee
appointed in this case, any unrepresented parties who appeared at the hearing, and each has
approved or disapproved the order, or failed to respond, as indicated below:

6 Debtor's counsel:

7 _____ approved the form of this order _____ disapproved the form of this order

8 _____ waived the right to review the order and/or failed to respond to the document

9 _____ appeared at the hearing, waived the right to review the order

10 _____ matter unopposed, did not appear at the hearing, waived the right to review the order

11 Trustee:

12 _____ approved the form of this order _____ disapproved the form of this order

13 _____ waived the right to review the order and/or failed to respond to the document

14 _____ This is a chapter 9, 11, or 15 case, and I have delivered a copy of this proposed order to all
counsel who appeared at the hearing, and any trustee appointed in this case any unrepresented
parties who appeared at the hearing, and each has approved or disapproved the order, or failed to
respond, as indicated below.

15 Debtor's counsel:

16 _____ approved the form of this order _____ disapproved the form of this order

17 _____ waived the right to review the order and/or failed to respond to the document

18 _____ appeared at the hearing, waived the right to review the order

19 _____ matter unopposed, did not appear at the hearing, waived the right to review the order

20 Trustee:

21 _____ approved the form of this order _____ disapproved the form of this order

22 _____ waived the right to review the order and/or failed to respond to the document

23 _____ I certify that I have served a copy of this order with the motion, and no parties appeared or filed
written objection.

24 Submitted by:

25 /s/ Gregory L. Wilde, Esq.

26 Gregory L. Wilde, Esq.

Attorney for Secured Creditor